

*Ivy Avalos*  
Mayor

*Ruben Reyes*  
Representative  
At Large

*Cesar Nevarez*  
District 1  
Mayor Pro Tem



*Ralph Duran*  
District 2

*Victor Perez*  
District 3

*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

NOTICE OF A REGULAR MEETING  
OF THE  
PLANNING AND ZONING COMMISSION  
OF THE  
CITY OF SOCORRO, TEXAS

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This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (915) 858-2915 or fax (915) 858-9288 for further information.

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**SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES**

**IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY APRIL 6, 2021, AT 5:30 PM BROADCASTED FROM CITY COUNCIL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.**

**THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://ci.socorro.tx.us/2020-planning-and-zoning-commission-agendas) THE PUBLIC CAN ACCESS THE MEETING BY CALLING TOLL FREE-NUMBER 844-854-2222 ACCESS CODE 579797.**

**THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON APRIL 6, 2021 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.**

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, April 6, 2021** at 5:30 p.m. broadcasted from City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. **CALL TO ORDER.**
2. **ESTABLISHMENT OF QUORUM.**

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION  
APRIL 6, 2021 at 5:30 PM**

**3. NOTICE TO THE PUBLIC – OPEN FORUM**

The time is reserved for members of the public who would like to address the Commission on any items that are not of the Commission Agenda and that are within the jurisdiction of the Commission. No action shall be taken.

**4. CONSENT AGENDA**

- a) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.
- b) Public hearing for the proposed amendment to the City of Socorro Master Plan and rezoning of Tracts 2D, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B, & 6A, Block 6, Socorro Grant, from A-1/C-2 to R-2/C-2 for a new residential development.

**REGULAR AGENDA-DISCUSSION AND ACTION**

**NOTICE TO THE PUBLIC AND APPLICANTS**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission’s motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made.

- 5. Planning and Zoning Commissioners Report:
- 6. Planning and Zoning Department Report:
- 7. Excuse absent commission members:
- 8. Adjournment:

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION  
APRIL 6, 2021 at 5:30 PM

**EXECUTIVE SESSION**

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Sections 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Planning and Zoning Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Planning and Zoning Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

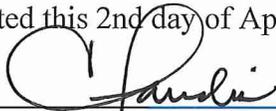
Section 551.071 CONSULTATIONS WITH ATTORNEY  
Section 551.072 DELIBERATION REGARDING REAL PROPERTY  
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT  
Section 551.074 PERSONNEL MATTERS  
Section 551.076 DELIBERATION REGARDING SECURITY  
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

**NOTICE TO PROPERTY OWNER**

**The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant or his/her/its representative is present.**

I, the undersigned authority hereby certify that the above notice of meeting of the Planning and Zoning Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

Dated this 2nd day of April, 2021.



\_\_\_\_\_  
Claudia Holguin, Planning & Zoning Secretary

DATE & TIME POSTED: 4.2.2021 11:13 am /BY: Claudia

**ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE INTERNET AT THE ADDRESS BELOW:**

**([www.ci.socorro.tx.us](http://www.ci.socorro.tx.us))**

**CITY OF SOCORRO PLANNING AND ZONING COMMISSION**  
 Regular Meeting Minutes  
 March 16, 2021 @ 5:30 p.m.  
 VIRTUAL MEETING

<b>Members Present (Via Livestream)</b>	<b>Members Absent</b>	<b>Staff Present (Via Livestream)</b>	<b>Others Present (Via Livestream)</b>
Arturo Lafuente Andrew Arroyos David Estrada Enrique Cisneros Ernest Gomez <i>(joined at 6:01pm)</i>		Job Terrazas Claudia Holguin Eunice Marquez Diana Rodriguez	Merwan Bhatti

**Items for discussion and action:**

**1. Call to order.**

Chairperson Mr. Andrew Arroyos called the meeting to order at 5:43 p.m.

**2. Establishment of Quorum:**

Quorum was established with *three* commissioners present.

**3. NOTICE TO THE PUBLIC – OPEN FORUM**

Nobody signed up to speak.

**4. CONSENT AGENDA**

- a) Public hearing request for the proposed conditional use permit for a mechanic shop in Tracts 1A2B & 1M, Leigh Clark Survey 298 located at 11700 Robin Rd.
- b) Public hearing request for the proposed rezoning of Tracts 1A30 & 1A30A, Leigh Clark Survey located at 11353 Stockyard Rd., from Unclassified to C-2, (General Commercial) for a trucking business.
- c) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and rezoning of Tract 19B, Block 4, Socorro Grant located at 600 Moon.
- d) Consider and Take Action:  
 On the approval of meeting minutes for the February 16, 2021 Planning and Zoning Commission Regular meeting

A motion was made by Andrew Arroyos, seconded by Arturo Lafuente, to *approve*.  
 Motion carried.

**Regular Agenda – Discussion and Action**

**5. Consider and Take Action:**

On the proposed preliminary and final plat approval for Jordan Subdivision, being Tracts 5A & 6B1A, Block 27, Socorro Grant located at 11661 Socorro Rd for a lot split.

A motion was made by Enrique Cisneros, seconded by Andrew Arroyos to *approve*.

Motion carried.

**6. Consider and Take Action:**

On the preliminary and final plat approval for Rancho Escondido Estates, being Tract 2E2, Block 11, Socorro Grant for a new development.

A motion was made by Andrew Arroyos, seconded by Enrique Cisneros to *approve*.

Motion carried.

**7. Planning and Zoning Commissioners Report:**

Planning and Zoning commission had nothing to report.

**8. Planning and Zoning Department Report:**

Planning and Zoning Department had nothing to report.

**9. Excuse absent commission members.**

A motion was made by Andrew Arroyos, seconded by Enrique Cisneros to *excuse* absent commissioners.

**10. Consider and take action:**

On the meeting adjournment.

A motion was made by Andrew Arroyos, seconded by Enrique Cisneros to adjourn at 6:12 p.m.

Motion carried.

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Andrew Arroyos, Chairperson

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Claudia Holguin Secretary

*Ivy Avalos*  
Mayor

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Representative  
At Large

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District 1  
Mayor Pro-Tem



*Ralph Duran*  
District 2

*Victor Perez*  
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*Yvonne Colon-Villalobos*  
District 4

*Adriana Rodarte*  
City Manager

**DATE:** April 6, 2021  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing request for the proposed amendment to the City of Socorro's Master Plan and rezoning of Lots 11 & 12, Block 2, Poole Subdivision located at 10860 & 10870 Shanda Circle.

**SUMMARY:**

The property matter of this request is located at the intersection of North Loop & Moon Rd. This property has an estimated area of 43,560 sf. (1.00 acres), owned by Iglesia Eben Ezer Inc.

**BACKGROUND:**

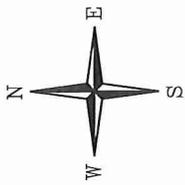
A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

**STATEMENT OF THE ISSUE:**

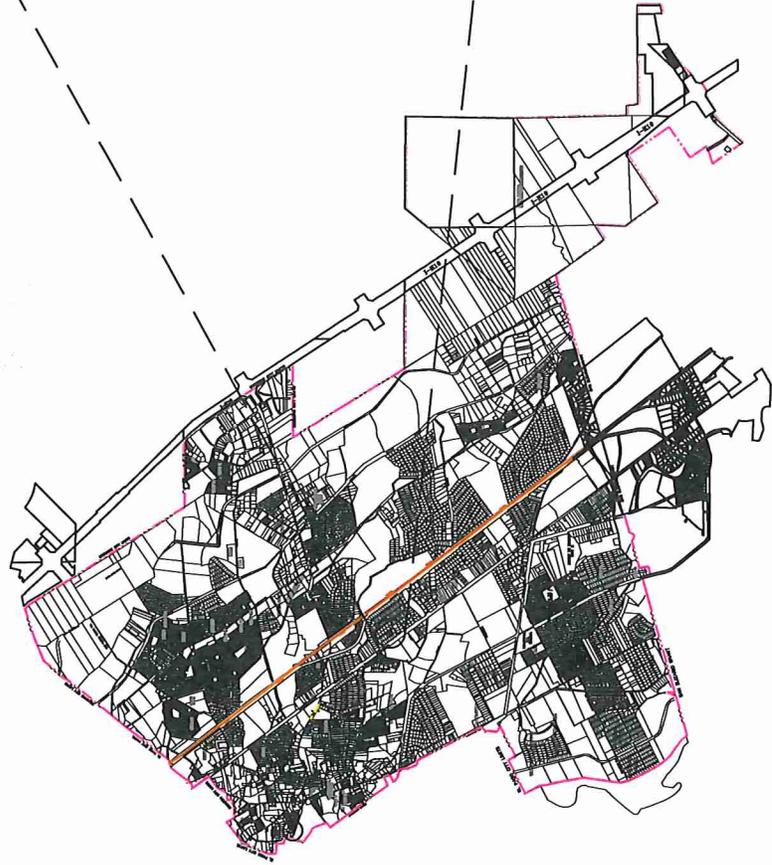
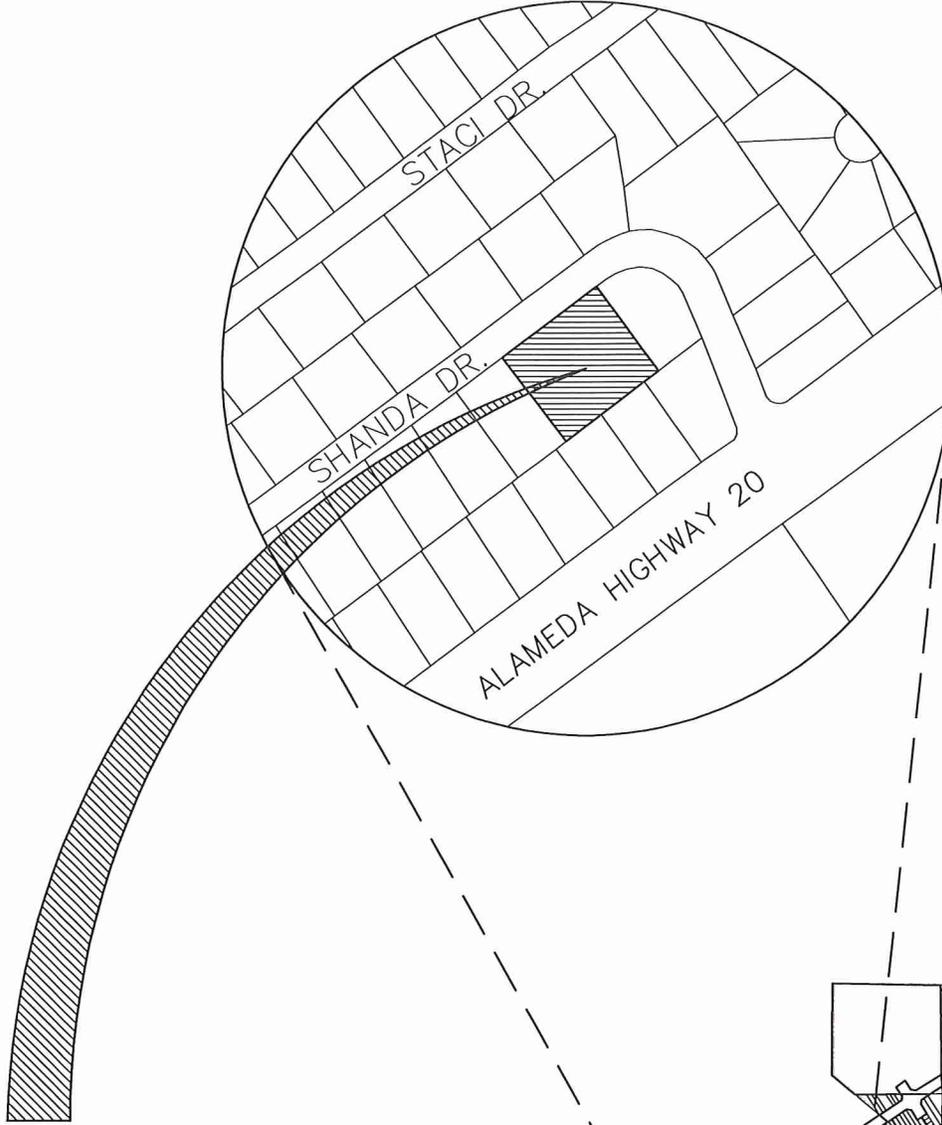
The statement will be provided once the research has been carried out.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.



PROJECT SITE;  
10860 & 10870 Shanda Cir.  
Lots 11 & 12, Block 2  
Poole Subdivision



CITY OF SOCORRO



# LOCATION MAP

Scale: AS SHOWN



**PLANNING AND ZONING DEPARTMENT**

**Request for Rezoning**

PEDROLONA  
915 316-8010

1. Name: IGLESIA EBEN-EZER INC.

Address: 10561 ALAMEDA Phone: ~~915 875 4803~~

Representative: FERNANDO GARDEA

Address: 9079 SAYERS Phone: \_\_\_\_\_

2. Property Location: 10860 - 10870 SHANDA CIR

Legal Description: 2 Pools 11 & 12

If legal description is not available, a metes and bounds description will be required.

1 ACRE  
Area (Sq. ft. or Acreage)

C-2  
Current Zoning

VACANT.  
Current Land Use

R-1  
Proposed Zoning

RESIDENTIAL  
Proposed Land Use

3. All owners of record must sign document.

Fernando Gardea

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

- Rezoning per parcel/tract: Less than one acre - ~~\$650.00~~
- 1 to 10 acres - \$750.00
- 10.1 to 30 acres- \$950.00
- 30.1 to 50 acres- \$1,150.00
- 50.1 to 75 acres- \$1,400.00
- 75.1 or more - \$1,650.00

**ALL FEES ARE NONREFUNDABLE**

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City Manager

**DATE:** April 6, 2021  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Job Terrazas, Building Official  
**CC:** Adriana Rodarte, City Manager

**SUBJECT:**

Public hearing request for the proposed amendment to the City of Socorro Master Plan and rezoning of Tracts 2D, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C, 6B & 6A, Block 6, Socorro Grant, from A-1/C-2 to R-2/C-2 for a new residential development.

**SUMMARY:**

The property matter of this request is 600' feet northwesterly located from Nuevo Hueco Tanks Blvd. This property has an estimated area of 2,428,753 sf. (55.7565 acres), owned by ESCO Industrial, LLC. and Lower East Valley Holding Co.

**BACKGROUND:**

A complete background will be presented before the board once we receive the authorization to proceed with the Public Hearing.

**STATEMENT OF THE ISSUE:**

The statement will be provided once the research has been carried out.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL to provide a complete report and background of the property to the Commission.





## PLANNING AND ZONING DEPARTMENT

### Request for Rezoning

1. Name: ESCO Industrial, LLC. and Lower East Valley Holding Co.

Address: 337 Borderland #7, El Paso, Texas 79932 Phone: 915-581-2939

Representative: CEA Group c/o Jorge L. Azcarate

Address: 813 N. Kansas St., Suite 300, El Paso, Texas 79902 Phone: 915-544-5232

2. Property Location: Property located between North Loop and Nevarez Road.

Tract 2A, 1D, 2C1, 1D3, 1C1, 4A2B, 4C, 4B1, 4B2, 1C, 1H, 1B, 1B1, 6C,  
Legal Description: 6B, & 6A, Block 6, Socorro Grant, City of Socorro, El Paso County, Texas

If legal description is not available, a metes and bounds description will be required.

<u>55.7565 acres</u>	<u>A-1 and C-2</u>	<u>Vacant</u>
<u>Area (Sq. ft. or Acreage)</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
<u>R-2 and C-2; Allow 5,500 sf residential lot areas</u>	<u>Proposed Zoning</u>	<u>Proposed Land Use</u>
	<u>Single-Family Residential and Commercial Uses</u>	

3. All owners of record must sign document.

[Handwritten Signature]

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

Rezoning per parcel/tract: Less than one acre - \$650.00  
 1 to 10 acres - \$750.00  
 10.1 to 30 acres- \$950.00  
 30.1 to 50 acres- \$1,150.00  
 50.1 to 75 acres- \$1,400.00  
 75.1 or more - \$1,650.00

**ALL FEES ARE NONREFUNDABLE**

860 N. Rio Vista · Socorro, Texas 79927 · Tel: (915) 872-8531 · Fax: (915) 872-8673 · www.socorrotexas.org